

Development Activity

Oakleaf Meadows – 1135 J St., Oakdale CA

The Oakleaf Tax Credit application was accepted and awarded funding. Staff has been holding weekly meetings with visionary Home Builders and our other project partners to be ready when funding is released. The NSP funding agreement with Stanislaus County is being routed for signature. This agreement is being constructed in conjunction with the Housing Authority of the County of Stanislaus funding agreement with the Oakleaf Meadows Partnership. The construction bid process closed on Friday February 8, 2019. Construction is on schedule to begin in mid-March 2019 and will be completed within 18 months.

Westley Bunkhouse (Single Room Occupancy) – Westley Development

Construction on the unit has started. Housing Authority Staff is continuing to work with County Planning Officials to work through the issue. The Contractor is preparing the construction plans for an over the counter review by the County Planning Department. Construction should resume within the next few weeks upon County approval.

Glendale Annex – 525 Benson, 1312 Pearson and 1022 Atlantic St., Modesto CA

Pearson properties are occupied. The original client that was going to move into the property on Atlantic decided they did not want the unit. At this time the Property management staff is looking for a new client to move in. The three (3) units at Benson are progressing on schedule and should be completed in about 60 days weather permitting.

Kestrel Ridge - 416 E. Coolidge, Modesto CA

The Housing Authority's contracted Architect, TPH Architects, is working on the final Title 24 Energy calculations that the City is requiring and should have this completed within a week. The Invitation For Bid (IFB) is scheduled to be posted the week following final city planning approval.

Bentley Estates - 13601 Bentley St., Waterford CA

Final development design plans were submitted to the City of Waterford Planning Department by the Housing Authority s Architect, TPH Architects. The Invitation For Bid (IFB) will be released following final plan approval with construction to begin 30 days after selection of contractor.

Edwards Estates at Village One – 2313 Bellingham Way, Modesto CA

The Housing Authority Architect, HMR Architects, is currently working on the site plan and development cost estimates for the development. The first plan review is expected to take place after mid-March 2019. The Invitation for Bid (IFB) for the first two units is scheduled to be released in April 2019 with an estimated construction start date of May 1, 2019.

King Kennedy Veterans Cottages and Helen White Court – Vine Street Property

The property purchase has been completed and is now in the name of the Housing Authority. The No Place Like Home application that incorporated Phase I of the development is included in the application. The City of Modesto has informed the Housing Authority that approximately \$480,000 in HOME funds will be recommended at the February Citizens Housing Community Development Committee Meeting (CHCDC). The Housing Authority's Architect will be preparing the site plans for the Phase I portion of the project.

Tuolumne Hill -241 Hospital Rd, Sonora, Tuolumne County

The property is still in escrow while final inspections are completed. The Housing Authority's Architect, HMR Architects, has inspected the site and is developing a scope of work for the rear stairwell replacement and accessibility routes. The executed HEAP funding agreement with Tuolumne County was received by the Housing Authority on February 6, 2019.

Calaveras Court - Gold Strike Rd, San Andreas, Calaveras County

The Purchase has been finalized and the property is now in the Housing Authority's name. The Housing Authority's Architect, HMR Architects, is developing the site plan and unit placement for the property. Staff will be working with the Calaveras County Planning department to complete any needed environmental reviews.

Foothill Terrace – 9,10 &11 Foothill Terrace, San Andreas, Calaveras County

The Housing Authority's Contracted Architect, HMR Architects, has started work on the site plan and has worked in conjunction with Cal AHA to development the cost estimate and financing options for the community. Construction is scheduled to begin in late July or early August 2019.

Modernization Activity

Palm Valley -201 E Coolidge

The contractor is actively working on the on the rehabilitation work and is on scheduled to complete two of the three buildings by March 2019. The remaining building should be completed within the following two months pending transfers of existing tenants.

PREPARED BY: Jim Kruse, Deputy Director with input from: Mary Ramirez